IN RE: PETITION FOR ADMIN. VARIANCE
NS of Litany Lane, 60 ft. S. of the
centerline of Balistan
14th Election District
6th Councilmanic District
5302 Litany Lane

Ronald Patrick Hacker, et ux Petitioners * BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 99-430-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an administrative variance filed by Ronald Patrick Hacker and Diane Lynne Hacker, his wife, property owners, for that property known as 5302 Litany Lane in the Kings Court subdivision of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to allow a 3 ft. side yard set back in lieu of 11.25 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

6/1/99 Je Jameson Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

ТІМОТНҮ М. КОТКОСО

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj



Suite 405, County Courts Bldg. 401 Bosley Avenue Towson, Maryland 21204 410-887-4386

Fax: 410-887-3468

June 1, 1999

Mr. Ronald P. Hacker 5302 Litany Lane Baltimore, Maryland 21237

RE: Petition for Administrative Variance

Case No. 99-430-A

Property: 5302 Litany Lane

Dear Mr. Hacker:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco

Deputy Zoning Commissioner

luthy Kotrow

TMK:raj Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the pro	perty located at5302 Litany Lane
	which is presently zoned DR 5.5
made a part hereof, hereby petition for a Variance from	Permits and Development Management. The undersigned, legal d which is described in the description and plat attached hereto and Section(s) 504 (12.22 CM 28.22) and 304
to permit a 3-ft side	Section(s) 504 (V. B. 6 b, CMOP) and 301 yand sc+back in 11cm of 11.25 ft.
	``
the zoning regulations of Baltimore County, to the zor this petition form.	ning law of Baltimore County, for the reasons indicated on the back
roperty is to be posted and advertised as prescribed by ar we, agree to pay expenses of above Variance, advertising sullations and restrictions of Baltimore County adopted purs	to posting etc. and further agree to and are to be bounded by the zoning
	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:	<u>Legal Owner(s):</u>
	Mr. Ronald Patrick Hacker
ame - Type or Print	Name - Type or Printy Patrick Huch
ignature	Signature
ddress Telephoлe No.	Mrs. Diana Lynne Hacker Name Type or Print
ity State Zip Code	Signature
Attorney For Petitioner:	5302 Litany Lane (410) 780-065
	Address Telephone No. Baltimore MD 21237
ame - Type or Print	City State Zip Code
	Representative to be Contacted:
ignature	Ronald Patrick Hacker
ompany	Name (h) 410-780-0657
ddress Telephone No.	5302 Litany Lane (w) 410-337-8774 Address Telephone No.
	Baltimore MD 21237
ity State Zip Code	City State Zip Code
Public Hearing having been formally demanded and/or found is day of that the subject matter	to be required, it is ordered by the Zoning Commissioner of Baltimore County, er of this petition be set for a public hearing, advertised, as required by the zoning
gulations of Baltimore County and that the property be reposted.	s of this pedition be set for a public hearing, advertised, as required by the zorning
	Zoning Commissioner of Baltimore County
CASE NO. 99-430-4	Reviewed By MJH Date
	Estimated Posting Date 5/9/99
20 9it5i98	- \ (G)(A)

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the	Affiant(s)	does/do	presently	/ reside	a
11101 410			PICOCIA	, , , , , , , , ,	-

5302 Litany Lane

Address
Baltimore MD 21237

City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1) bejoyment of sitting outside on the deck. 2) We would like to have the deck on that side of the louse because that is where our sliding glass do lead out to the yard. 3.) The back side of the louse has no access of a door
;
That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information. And Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information. Signature
Ronald Patrick Hacker Diana Lynne Hacker Name - Type or Print Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this day of April 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Ronald P Hacker and Diana June Hacker and the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.
AS WITNESS my hand and Notarial Seal
H127199 Notary Public Notary Public

My Commission Expires

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant	(s)	does/do	presently	reside	at
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5302 Litany La	ane	_
Address Baltimore	MD	21237
City	State	Zip Code

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Variance at the above address (indicate hardship or practical diff 1) Eryonnest of Atting out 2) We would like to know (Kouse because that is to doors lead out to the	there our sliding glas
3.) The back pide of the Rou	se has no access of ado
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That the Affiant(s) acknowledge(s) that if a formal demand is advertising fee and may be required to provide additional information.	s filed, Affiant(s) will be required to pay a reposting and ation.
Anald Patrick Back	Diaradyne Dacker
Signature	Signature
Ronald Patrick Hacker Name-Type or Print	Diana Lynne Hacker Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:	
I HEREBY CERTIFY, this and for the County aforesaid, personally appeared	before me, a Notary Public of the State
Ronald Patrick Hacker and Diar	n Lunna Hacker
the Affiant(s) herein, personally known or satisfactorily identified law that the matters and facts hereinabove set forth are true and	d to me as such Affiant(s), and made oath in due form of correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

My Commission Expires

REU 09/15/98



REU 9/15/98

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

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		which	is prese	ntly zoned	DR 5	<u>· S</u>
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to permit a 3-A side	yard sote	back in	11cm	of 11	25-ft	
of the zoning regulations of Baltimore County, to f this petition form.	o the zoning law	of Baltimore	e County,	for the reason	ons indicate	d on the back
Property is to be posted and advertised as pres I, or we, agree to pay expenses of above Variance, regulations and restrictions of Baltimore County ado	advertising, postir	ng, etc. and fu	irther agree	e to and are to ore County.	o be bounded	d by the zoning
		I/We do sol perjury, tha is the subje	t I/we are t	he legal own	n, under the per er(s) of the pr	penalties of roperty which
Contract Purchaser/Lessee:		Legal Ov	vner(s):	•		
		Mr. R	onald	Patrick	Hacker	
Name - Type or Print		Name - Type	or Print	atuch ?	Black	
Signature		Signature Mrs.	Diana	Lynne H	acker	
	phone No.	Name Type		Rynne	Has	ker
City State .	Zip Code	Signature			<u>- 1, </u>	
Attorney For Petitioner:			Litany	Lane	(41	0) 780 <u>-</u> 06
		Address Balti	more	MD	2	Telephone No.
Name - Type or Print		City	MOL 6	1.17)	State	Zip Code
		Represei	ntative to	be Conta	cted:	
Signature		<u>-</u>				
Сотрапу		Name	d Pati	ick Hac		
			Litany	Lane		780-0657 337-8774
Address Tele	ohone No.	Address				Telephone No.
City State	Zip Code	<u>Balti</u>	more	MD	2 State	1237
	-			·		Zip Code
A Public Hearing having been formally demanded and this day of that the su regulations of Baltimore County and that the property be re	blect matter of this i	quired, it is on petition be set f	dered by the or a public h	e Zoning Com earing, adverti	nissioner of Based, as require	altimore County, ed by the zoning
		1				
		Zor	ning Commis	sioner of Balti	nore County	 _
CASE NO. 99-430-A		red By 🕥	hJ(<u> </u>

Estimated Posting Date

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 3302 Litany Lane (address)	
Beginning at a point on the <u>North</u> side of <u>Litany Lan</u>	e
which is 46 feet wide at the distance of 60 feet Son	uth
of the centerline of the nearest improved intersecting street Balistan wh	nich is
40 feet wide. *Being Lot #13 Block _A, Section #	0
in the subdivision of Kings Court as recorded in Baltimore	County Plat
Book # 40 , Folio # 147, containing 14,555 sf Also known as	5302
Litany Lane and located in the 14 Election District, 6th Councilm	nanic
District.	

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BALTIMORE COUNTY, MAT AND OFFICE OF BUDGET & FINANCE OFFICE OF BUDGET & FINANCE OFFICE	POR: OLO A CUNTON VELLOW - CUSTON WHITE - CASHIER PINK - AGENCY VELLOW - CUSTON

14.05.15

CERTIFICATE OF POSTING

RE: CASE # 99-430-A
PETITIONER/DEVELOPER:
[Ronald Hacker]
DATE OF Closing
[May 24, 1999]

Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Ave. Towson, Maryland 21204

ATTENTION: MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 5302 Litany Lane Baltimore, Maryland 21237_____

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Sincerely,
Olumb Del Ashla
(Signature of Sign Poster & Date)
Thomas P. Ogle, Sr
325 Nicholson Road
Baltimore, Maryland 21221
(410)-687-8405
(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Casa	Number 99	7/ 2		۸ aldra	ess <u>5302</u>	Litani	Lans
			_		:58 <u>- </u>		per: 410-887-3391
Conta	ct Person.	1 117011	Kc//ma Planner, Please F	rint Your Name		Phone Num	Jei. 410-007-0391
Filing	Date: <u>4</u>	129/99		Posting Dat	te: 5/9/99	Closing	Date: $\frac{5/24/99}{}$
				garding the s sing the case		ministrative v	ariance should be
1.	reverse significant reposting is again re	de of this must be do esponsible	form) and to one only by for all asso	he petitioner i one of the sig ociated costs.	s responsible for n posters on the The zoning no	or all printing/p e approved lis otice sign mus	oproved list (on the costing costs. Any tand the petitioner to be visible on the through the closing
2.	a formal r	request for	r a public l	nearing. Plea	for an occupant ase understand t complete on th	that even if	in 1,000 feet to file there is no formal
3.	commission order that (typically v	oner. He in the interest the matter than the interest in the i	may: (a) g er be set i 10 davs of	rant the reque n for a public the closing da	ested relief; (b) c hearing. You	deny the requon will receive er the petition	or deputy zoning sested relief; or (c) written notification has been granted, Class mail.
4.	(whether commission changed changed commission changed commission changed	due to a poner), notice of the control of the contr	neighbor's fication will se of the he	formal request be forwarded aring date, tim	st or by order of to you. The ne and location.	of the zoning sign on the As when the	to a public hearing or deputy zoning property must be sign was originally ust be forwarded to
				(Detach Along D	lotted Line)		
Petitio	oner: This	Part of th	e Form is i	for the Sign F	Poster Only		
		USE T	THE ADMIN	IISTRATIVE \	/ARIANCE SIG	N FORMAT	
Case	Number 99	9-430		Address <u>5</u>	302 LI+	any Lanc	
Petitio	ner's Name	e Roma	Il the	Ker	7	Felephone (4/	0)780-0657
Posti	ng Date: _	5/9/	99		Closing Date:	5/24/99	
Wordi	ng for Sign	: <u>To Per</u>	mit c	3-foo	+ side ya	rd Sc+6	act
	in /10	in of	1100	25 feet			
				<u></u>			
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APPROVED SIGN POSTERS

Stacy Gardner Telephone: 410-781-4000
Shannon-Baum Signs, Inc. Toll Free: 800-368-2295
105 Competitive Goals Drive Fax: 410-781-4673
Eldersburg, MD 21784

Richard Hoffman Telephone: 410-879-3122

904 Dellwood Drive Fallston, MD 21047

Garland E. Moore Telephone: 410-242-4263 3225 Ryerson Circle Mobile: 410-382-4470

Baltimore, MD 21227

Tom Ogle Telephone: 410-687-8405

325 Nicholson Road Mobile: 410-262-8163

Baltimore, MD 21221 Fax: 410-687-4381

 Patrick M. O'Keefe, Sr.
 Telephone:
 410-666-5366

 523 Penny Lane
 Cell:
 410-905-8571

 Hunt Valley, MD 21030
 Fax:
 410-628-2574

410-882-2469

Linda M. Jones Telephone: 410-296-3333
Daft-McCune-Walker, Inc. Fax: 410-296-4705

200 East Pennsylvania Avenue

Towson, MD 21286

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST BE ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WCR - Revised 10/21/98

430

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

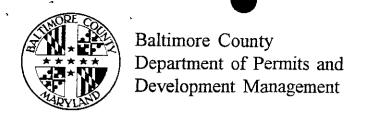
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:	+30 -A	
Item Number or Case Number: 99-1	1 70 71	
Petitioner: Ronald Patrick Has	-Key	
Address or Location: 5302 Litary	Lane	
PLEASE FORWARD ADVERTISING BILL TO: Name: Ronald Hacker Address: 5302 Citany Lane Baltimore Md 21237		
Address: 5302 litary lane	Baltimore	Md 2123/
Telephone Number: 410 - 780 - 0657		
	in carel	Revised 2/20/98 - SCJ

+0943 x50



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

May 24, 1999

.Mr. Ronald Patrick Hacker 5302 Litany Lane Baltimore, MD 21237

> RE: Case No.: 99-430-A

> > Petitioner: Hacker

Location: 5302 Litany Lane

Dear Mr. Hacker:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on April 28, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards,

Zoning Supervisor Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Date: May 17, 1999

Department of Permits & Development

Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans Review

SUBJECT: Zon:

Zoning Advisory Committee Meeting

for May 17, 1999 Item No. 430

The Bureau of Development Plans Review has reviewed the subject zoning item. Per our records, Baltimore County does not maintain any underground piping systems in the 10-foot drainage and utility easement along the northwest property line. We, therefore, have no objection to the proposed improvements.

RWB:HJO:jrb

cc: File



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

Annold Jabl : Director
Inlog Albi (stration and Development Management
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--- **File**

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date: May 10, 1999

TO: Arnold Jablon, Director Department of Permits

and Development Management

FROM: Arnold F. 'Pat' Keller, III, Director

Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):

Item No (s): 423, 424, 425, 427, 430, 432 and 433

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

AFK/JL



Parris N. Glendening Governor John D. Porcari Secretary Parker F. Williams Administrator

Date: 5.6.99

Baltimore County

Item No. 430 M J K

RE:

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

Dear. Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

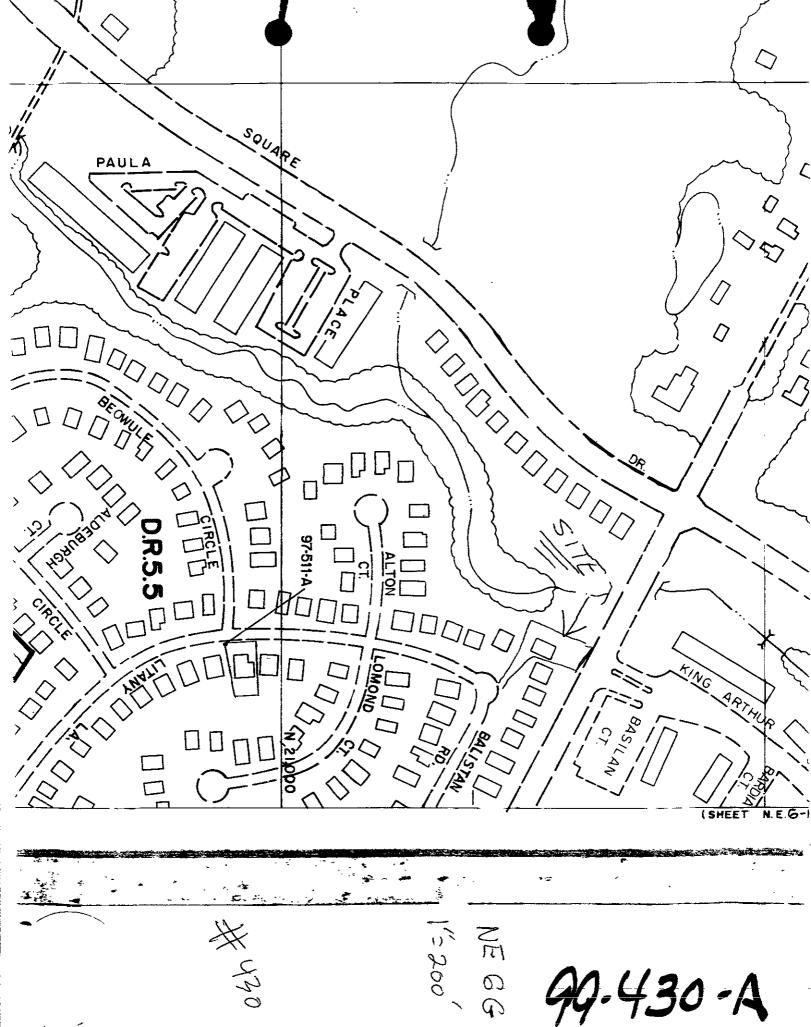
Very truly yours,

Michael M. Lenhart, Acting Chief Engineering Access Permits Division

My telephone number is ______

Plat of Property known as # 5302 Litany Lane also known as Lot 13, Block 'A' as shown on Plat II, Lion III, Phase I of "KING'S Plat II, Stion III, Phase I of "KING'S CCURT" and recorded among the land records c 70'R/W KING Baltimore County in Plat Book 40, Fclio 147. 5 CZ° Z8,46"E THIS HOUSE IS NOT LOCATED IN THE ***NOTE: FLOCD PLAIN. OR CHESAPEAKE 59.00' GWOOD Feel BAY CRITICAL AREA LOT # 13 14 th Election District BLOCK "A" 00 (25'BLL. 6 th Councilmanic District S. t. Arca; 14,555 se ft . 334 Ac. 200 Scale Zoning Map-NEGG Zoning DR 5.5 BRICK \$ 0 Lot is street by public utilities There are no prior hearings 10 HOA. OTHE N 54°29'53'W (RAD.) VICIMITY Plan To Accompany Administrative Variance Owners: Ronald & Diane Hacker DON LYNCH ASSOC., IN * Variance is to permit 4907 HARFORD ROAD a 3-ft sutback in lieu BALTIMORE, MD. 21214 of 11.25 ft. 99.430 · A Scale: 1"= 30"

430



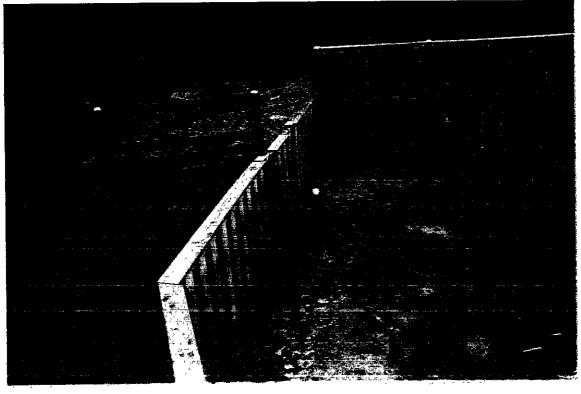
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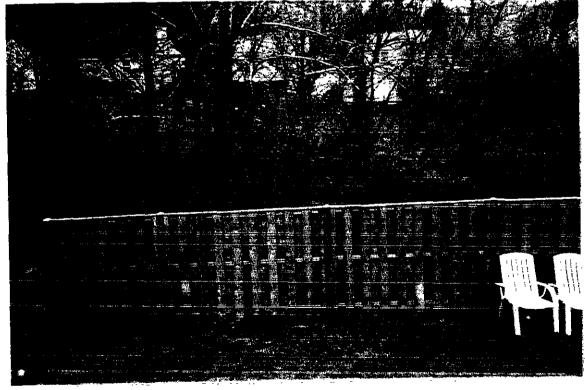


99-430-A









99.430.A